



CITY OF TULELAKE

591 Main Street
P. O. Box 847, Tulelake, CA 96134
Phone 530-667-5522 - FAX 530-667-5351
cityoftulelake@cot.net



Narrative Information Sheet

Demolition and Clean-up of Clyde Hotel Building

Applicant Identification

City of Tulelake, PO Box 847, 591 Main Street, Tulelake, CA 96134-0847

Funding Requested

Grant Type: Multipurpose Amount: \$800,000

Location

City of Tulelake, Siskiyou County, State of California

Contacts

Project Director: Brett Nystrom, Director of Public Works, (541) 810-1915,
tulelakepublicworks@cot.net

Highest Ranking Elected Official: Henry A. Ebinger, Mayor, (530) 667-5522,
cityoftulelake@cot.net

Population

978

Other Factors Checklist

Community population is 10,000 or less.

Letter from State or Tribal Environmental Authority

See attached letter in Optional Project Narrative File

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>



July 18, 2019

Brett Nystrom
City of Tulelake

VIA Email to: tulelakepublicworks@cot.net
Cc: andrea@rabeconsulting.com

RE: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, **Tulelake Park Expansion Project**; Siskiyou County, California.

Dear Mr. Nystrom:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.
3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission. The request form can be found at <http://nahc.ca.gov/wpcontent/uploads/2015/08/Local-Govenment-Tribal-Consultation-List-Request-Form-update.pdf>.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, B.S., M.A., Ph D.

Associate Governmental Program Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Siskiyou County
7/18/2019**

Karuk Tribe

Russell Attebery, Chairperson
P.O. Box 1016
Happy Camp, CA, 96039
Phone: (530) 493 - 1600
Fax: (530) 493-5322

Karuk

Klamath Tribe

Gary Frost,
P.O. Box 436
Chiloquin, OR, 97624
Phone: (541) 783 - 2029

Klamath
Modoc

***Quartz Valley Indian
Community***

Frieda Bennett, Chairperson
13601 Quartz Valley Road
Fort Jones, CA, 96032
Phone: (530) 468 - 5907
Fax: (530) 468-5908
frieda.bennett@qvir-nsn.gov

Karuk
Klamath
Shasta

Shasta Indian Nation

Janice Crowe, Chairperson
19349 Kinene Court
Redding, CA, 96003
Phone: (530) 244 - 2742
twocrowes63@att.net

Shasta

Shasta Nation

Roy Hall, Chairperson
10808 Quartz Valley Road
Fort Jones, CA, 96032
Phone: (530) 468 - 2314

Shasta

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Tulelake Park Expansion Project, Siskiyou County.



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Narrative for Demolition and Clean-up of Clyde Hotel Building

Tulelake is located on the great Modoc Plain of the Modoc-Oregon Lava Plateau at an elevation of 4,030 feet above sea level. The region is rich in evidence of recent volcanic action, with most formations the result of massive lava flows reaching throughout this northern portion of the state. The Modoc-Oregon Lava Plateau province is characterized by broad valleys such as the Tule Lake Basin, frequently containing marshy ground and, in many areas, shallow lakes. The City of Tulelake, incorporated in 1937, was established in the 1920's, 30's and 40's by WWI and WWII Veterans and is surrounded by land in agricultural production. According to the 2019 Census estimation, the town's population is 978, but it fluctuates from 975 to 1,020 with seasonal agricultural workers. Currently the demographic is 65% Hispanic with a median household income of \$27,750 and a poverty rate of 46.5% based on Vintage 2019 Population Estimates [<https://www.census.gov/programs-surveys/popest.html?intcmp=serp>]. The City is situated in an area that is predominately-flat plain surrounded by hills and bluffs. The plain ranges in elevation from 4,045 feet with general slopes from north to south. The City is approximately in the center of what was once a shallow lake stretching from Sheepy Peak Ridge on the west, 13 miles to the abrupt ridges forming the eastern boundary. Tule Lake, before it was drained, comprised over 100,000 acres during wet years and about half of that in dryer periods. About 60,000 acres of this area has been converted to extensive agricultural farmlands. The climate in the Tulelake basin is relatively dry and ranges from moderate to severe in winter months. The length of the frost-free growing season ranges from 90 to 140 days. Some severe frost can be expected any time during most years.

Most of the buildings along Main Street were built during the 1930's through the 1950's era. Due to this, and to absentee ownership, many of the older buildings along Main Street are vacant. Main Street is the main thoroughfare throughout the City. Some of the buildings have had some upkeep to maintain them; however, the specific Brownsfield Site, the Clyde Hotel Building, has not had any upkeep from the previous owners. The City of Tulelake was forced to take site control and ownership of the Clyde Hotel Building from its former owner, due to the deterioration and unsafe building condition. The Site, referred to by the City as the "Clyde Hotel", is located at 305, 309, 311, and 315 Main Street in Tulelake, California. The Site is located in northeastern Siskiyou County and situated in the center of Section 35 of Township 48 North, Range 4 East, Mount Diablo Base and Meridian. The Siskiyou County assessor's parcel number (APN) for the Site is 050-053-010. This two-story building has been vacant for 30 years, and the walls are buckling and the overall structure is very unstable. Portions of the roof have fallen into the building and the second floor of the building now resides on the first floor. The south side of the Site has a conjoined wall with the next business building and due to the structural deterioration of the Clyde Hotel Building; it is pulling on the conjoined wall and is damaging that building's structural integrity as well. A Phase I Environmental Site Assessment (ESA) report, completed by GEOCON Consultants, Inc., on October 14, 2020 and funded by the Siskiyou Economic Development Council for

the City of Tulelake, established known contaminants. Section 8.0 “Conclusions and Recommendation” on page 15 states, “The presence of the structure on the Site dating back to the 1930s suggests that lead-containing paint was likely used on the structure and lead could be present in soil due to weathering/peeling/flaking. Pesticides from possible termiticide application around the structure may also be present in site soil. The nature and extent of lead and possibly pesticides in the soil may need to be evaluated for the potential presence of these contaminants prior to redevelopment of the Site.”¹ In January of 2017, the City of Tulelake had Adam Laboratories, Inc. do a site inspection to identify whether there is any possible asbestos contaminants. From visual observation, and noted in the report, the roof and upstairs is almost completely collapsed and it is unsafe to enter the building. Adam Jahnsen, a Certified Asbestos Consultant, collected samples from one room downstairs and identified asbestos to be present in the vinyl floor covering as well as in the roofing material. Based on observations and sample results, all roofing and vinyl floor material located upstairs within the damaged area should be treated as friable asbestos containing material. As such, all associated building materials shall be treated as asbestos contaminated throughout the structure.

The location of the Clyde Hotel Building is in the middle of the City’s downtown center with other businesses within the same block and to the east and northeast. In 2016, the City of Tulelake had PARC Resources, Inc.; a company out of Bend, Oregon, compile a downtown plan to start the revitalization of the downtown area. In this report it stated, “The Clyde Hotel is a brick building that is falling down due to the bricks needing reinforcement. The walls are leaning on the adjacent building as well as toward the public street to the east. This building is beyond saving and poses an imminent threat to public safety, should it collapse while anyone is near it. The City should notify the owner that due to the seismic area in which Tulelake is located and the fact that this building poses an immediate public safety threat that this building must be remediated or removed. Should the owner not wish to correct this problem in a timely manner, then condemnation proceedings should commence and the City should assume ownership and remove this building using state and federal hazardous waste mitigation funds to clear this lot.” Since completion of this report in 2016, the City has been taking the necessary steps to pursue an EPA Phase II Multipurpose grant to eliminate this hazardous building with the goal of rebuilding a historical cultural arts and visitor center. The steps taken are: 1) Development of the Tulelake Revitalization Committee in 2016, which is a community-based committee pursuing the redevelopment of the City’s Main Street buildings and businesses. 2) Pursuing site control and ownership of the lot and Clyde Hotel building. 3) Working with other stakeholders within the community to begin development of the downtown center area, such as the Tulelake Revitalization Committee, the National Park Service, the U.S. Department of Fish and Wildlife, Rural Klamath Connects, Discover Siskiyou, Discover Klamath, the Siskiyou Revitalization Committee, the Tulelake Rotary, the Siskiyou Economic Development Council and the Tulelake Basin Joint Unified School District. 4) Receiving a \$425,090 grant from the State of California Parks Department in 2020 to expand the existing Veterans Park by .20 acres that is directly across the street from the Clyde Hotel. The Veterans Park Expansion Project will be the “Entry Way” to the downtown business area and the expansion will allow the space needed for community events. Groundbreaking on the project will take place in November 2020. 5) Completion of the CEQA report for the Veterans Park Expansion Project and receiving notification from the Native American Heritage Commission and Environmental Department on July 19, 2019 regarding their acknowledgement of proposed projects within the geographic area with a filing of the “Notice of Negative Declaration”. 6) Obtaining the Phase I Environmental Site Assessment

¹ <https://documentcloud.adobe.com/link/review?uri=urn:aaid:scds:US:23af6b36-d86a-4512-bf13-755b8e3c2b74>

(ESA) report, completed by GEOCON Consultants, Inc. on October 14, 2020, funded by the Siskiyou Economic Development Council for the City of Tulelake. 7) Conference calls and meetings with the Modoc Nation Tribe who has relocated to the Tulelake area of their homelands surrounding the National Lava Beds Monument and discussion to establish a historical cultural arts and visitor center on the lot after the demolition and clean-up of the Clyde Hotel. Tasks to be completed if the City does receive grant funding are: 1) the Phase II investigation and clean-up planning, 2) obtaining the Quality Assurance Project Plan for the clean-up activities, 3) filing the required State of California and local jurisdiction permits and reports, 4) coordinating the bidding and notice of award process for qualified building and remediation contractors, 5) wall separation, demolition and clean-up of building debris, 6) final clean-up testing and 7) building site preparation. The City's Director of Public Works will be overseeing the day-to-day operations as the Project Manager, the Finance Director will oversee the budgetary requirements and the City Hall Administrator will oversee the grant administration. The Mayor will coordinate community collaboration through the Tulelake Revitalization Committee. The City's goal is to start this project by February 1, 2021 and have it completed by November 1, 2021. The City has never applied for an EPA Brownfields Grant before, however if this one is successful there are other older buildings throughout the City that may also qualify for future EPA Brownfield Grants.

The City of Tulelake has been positioning itself over the last few years for future growth. In 2016, the Wastewater Treatment Plant system, at a cost of \$7,000,000, was upgraded with a new sewer lift-station, control system, lining two existing ponds and establishing two more sewer ponds. In 2018, the water delivery system and refurbishing of the water storage tanks were completed costing \$1,550,000. Both projects were funded by grants from the State Water Resources Control Board of California and from Community Development Block Grants. The City works solely on a cash basis and has a gross revenue of approximately \$1,300,000 annually; however, the majority of the gross income is strictly from utilities and has to be used for public works operations and utility maintenance. The general fund monies are limited due to the meager size of the City and the small number of businesses bringing in a limited amount of retail sales tax base. The City's general fund gross income is approximately \$350,000 annually supporting the Tulelake Police Department, Fire Protection Services, Parks, the Building Department and General Administration. City management and the Tulelake City Council has been very frugal and the City does not have any outstanding bonds with the State of California or any operational loans. The Tulelake Revitalization Committee's goals are to improve the target area to increase foot traffic and to create spaces that will encourage economic development within the downtown area. Currently there are three restaurants and two small food retail stores that surround the Veterans Park area. The Clyde Hotel building is preventing future development, renovation, and revitalization of the other older buildings in the block due to its deteriorated condition. The City is in need of housing development and the City Council in September of 2020 amended the City's zoning ordinance to vertical mixed-use zoning along Main Street within the downtown target area to pave the way for future long-term development of business and housing. In addition, over the summer, the City Council designated the City of Tulelake as the "Gateway to the Lava Beds" to encourage more tourist traffic through the City and along the Volcanic Legacy Byway, which encompasses the City's Main Street. Other attractions for visitors are the Tule Lake and the Klamath Wildlife Refuges. The City of Tulelake is in the Pacific Flyway area and the refuges are a resting and nesting stop for waterfowl birds during the spring, summer and fall months.

Overall, the City of Tulelake is not in the financial position to fund a project of this magnitude. The City was very fortunate to have the Siskiyou Economic Development Council's assistance in establishing the Clyde Hotel Building as a Brownfields Site and for funding the Phase I Environmental Site Assessment. In 2018,

demolition quotes received from Ace Environmental Management Inc. of \$550,600 and from BELFOR Environmental of \$412,823 did not include removal or disposal of hazardous material other than asbestos. These quotes did not include the conjoined wall separation either, which is estimated to be another \$155,000. Due to the increase in costs and the required California prevailing wage of \$78.00 per hour, we anticipate the overall cost of the project to be \$840,000. The City would be able to provide the \$40,000 in required funding through careful budget planning, in-kind City labor, equipment resources and with community fundraising. The City will continue to utilize community engagement throughout the Phase II investigation and clean-up planning, demolition and remediation of the Site area.

This grant will meet the needs of the community by removing a large public safety hazard for the general population with the remediation of the environmental contaminants of asbestos, lead paint and other soil contaminants that can be harmful to its citizens and visitors. The removal of this unstable building will also prevent the loss of life should it collapse in the street upon someone as they are passing by either as a pedestrian or driving in an automobile. The outcome, through the collaboration with the Tulalake Revitalization Committee, the Tulalake Rotary, the National Park Service, the U.S. Fish and Wildlife, the Modoc Nation and other community stakeholders will be plans for a historical cultural arts and visitor center. This center will provide historical education of the Tulalake Basin to benefit the local school age children as well as community members and visitors for future decades and centuries. This community was “Built by Veterans” and it has a tremendous amount of local cultural history, supports many minority families, has beautiful natural resources for wildlife, and helps support our nation’s economy with agricultural crop production. The City of Tulalake would be humble and grateful to receive this award that will help preserve and progress our City and the Tulalake Basin.



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Date: October 21, 2020

Project Name: Demolition and Cleanup of Clyde Hotel Building

Physical Addresses: 305, 309, 311, 315 Main Street, Tulelake, CA 96134

Tax Parcel No: 050-053-010-000

Lot Size of subject area: 55' x 120' or 6,600 square footage footprint

Type of Entity: General Purpose Unit of Local Government

Owner of Property: City of Tulelake

Areas Affected by Project:

Subject area: Block 8, Lot 1 located within the City of Tulelake, located to the nearest intersection of B and Main Streets.

Area buildings directly affected: 319 and 325 Main Street, Block 8, Lot 2 contain buildings that share adjoining walls to the subject building.

CHAPTER 4: NONDISCRIMINATION IN EMPLOYMENT

1.1 Equal Employment Opportunity

The City is an equal opportunity employer. The City also maintains a zero tolerance policy with respect to discrimination in its workplace. No manager or employee of the City will discriminate against an applicant for employment or a fellow employee because of race, creed, color, religion, sex, gender identity, sexual orientation, national origin, ancestry, age, political party affiliation, military or veteran status, genetic characteristic, or any physical or mental disability. This policy applies to all employment practices and personnel actions including advertising, recruitment, testing, screening, hiring, selection for training, upgrading, transfer, demotion, layoff, termination, rates of pay, and other forms of compensation or benefits. Any employee who believes that he or she, or that another person, has been subjected to a discriminatory decision or practice must immediately bring the concern to the attention of a Supervisor, manager, or member of the City Hall Department.

4.2 Recruitment of New Employees

The City recruits to attract top-caliber individuals to all levels of the organization. Vacant or new authorized/budgeted positions may be filled by either transfer or promotion of existing employees, or by new employees who are recruited or apply. Recruitment may be conducted through advertising, employment agencies, schools, employee referrals, or technical and trade referrals. Department Heads will consider the most appropriate method of recruitment for filling departmental positions. All recruitment will be conducted in an ethical, professional, and nondiscriminatory manner. The City provides equal opportunity to all applicants based on demonstrated ability, experience, and training in accordance with the City's Equal Employment Opportunity Policy (Section 4.1).

4.3 Announcement of New Positions

Whenever possible, availability of all job openings will be announced within the organization before outside recruitment for any position. However, there may be times when the City wishes to recruit from outside the City, and nothing in this manual should be understood to be a promise of any kind to a certain hiring protocol. All current employees are encouraged to review the requirements for each position and apply for those positions they are interested in and qualified to fill. All applications will be given the same consideration as outlined in the City Recruitment of New Employees Policy and Equal Employment Opportunity Policy (Sections 4.2 and 4.1).

CHAPTER 5: ANTIHARASSMENT, RETALIATION, AND BULLYING POLICIES

5.1 Harassment Prohibited

The City believes in respecting the dignity of every employee and expects every employee to show respect for all of our colleagues, clients, customers, and vendors. Respectful, professional conduct furthers the City's mission, promotes productivity, minimizes disputes, and enhances its reputation. Accordingly, this policy forbids any unwelcome conduct in the workplace that is based on an individual's age, ancestry, citizenship, color, creed, marital or parental status, national origin, political affiliation, pregnancy, race, religion, sex or gender, perceived sex or gender, sexual orientation, military or veteran status, physical or mental disability, medical condition unrelated to the person's ability to perform the job, or the perception that a person is associated with a person who has or is perceived to have any of these characteristics. In addition, this policy prohibits discrimination and harassment on any other basis protected by federal, state, or local law, ordinance, or regulation. The City is committed to providing a work environment that is free of all forms of harassment, and, therefore, strongly disapproves of and will not tolerate harassment of any person in the workplace. The conduct prohibited by this policy, whether verbal, physical, or visual, includes any unwelcome conduct that adversely affects an individual because of his or her protected status. Among the types of unwelcome conduct prohibited by this policy are epithets, slurs, negative stereotyping, intimidating acts, and circulation or posting of written or graphic materials that show hostility toward individuals because of their protected status. The City prohibits such conduct in the workplace even if the conduct is not sufficiently severe or pervasive to constitute actionable harassment under law. Prohibited harassment may include, but is not limited to, the following specific conduct: a. offensive verbal conduct such as epithets, derogatory jokes or comments, slurs, insulting sounds, unwanted sexual innuendos, advances, or propositions, and/or graphic, suggestive, or obscene comments, letters, notes, or invitations b. offensive visual conduct such as derogatory and/or sexually suggestive images, posters, pictures, photography, cartoons, drawings, or gestures c. offensive or otherwise unwelcome physical conduct such as patting, grabbing, pinching, brushing against another's body, assault, or any other unwanted physical contact or touching as well as blocking normal movement or otherwise interfering with another's work based on any protected basis d. threats or unwelcome pressure to submit to sexual requests and offers of employment benefits in return for sexual favors The above-described conduct constitutes harassment when:

- a. Submission to the conduct is made either an explicit or implicit term or condition of employment;
- b. Submission to or rejection of the conduct is used as the basis for a favorable or adverse employment decision affecting an employee; or

- c. The conduct has the purpose or effect of unreasonably interfering with an employee's work performance or creates an intimidating, hostile, or offensive work environment, even if that employee is not the direct target of the actual conduct. Harassing conduct based on gender often is sexual in nature. However, this policy forbids harassment based on gender even if the offensive conduct is not sexual in nature. In addition, sexual or gender harassment can be committed by a person of either the same or opposite sex. Finally, this policy also forbids harassment based on a person's perceived gender— meaning that gender that the person elects to adopt.

5.2 Retaliation Prohibited

Employees who feel that they are being discriminated against or harassed for any reason should immediately report such conduct to their immediate Supervisor or to any member of management or the City Hall Department. The City values an atmosphere of open communication for all City employees; employees who report harassment and/or discrimination shall not be retaliated against by City management or any fellow employee. The making of a report of harassment or discrimination shall never, under any circumstances, be considered in any decision regarding hiring, firing, promotion, or any other term or condition of employment. Any employee who takes adverse action or otherwise retaliates against a subordinate or co-worker because that person lodged a harassment or discrimination complaint will be subject to appropriate discipline, up to and including termination.

5.3 Bullying Prohibited

In addition to harassment based on a protected characteristic, the City prohibits acts of bullying. A safe and civil environment is necessary for employees to achieve the high standards we expect. Demonstration of appropriate behavior, treating others with civility and respect, and refusing to tolerate harassment and bullying are expected of all employees. Bullying is repeated, health-harming mistreatment of another employee. Examples of prohibited bullying include, but aren't limited to: screaming; swearing; name calling; stealing; giving dangerous work assignments; using threatening, intimidating, or cruel behaviors; deliberately humiliating a person; denying advancement; and stealing work credit. Generally, bullying:

- a. Is committed by written, verbal, graphic or physical acts (including electronically transmitted acts—e.g., using the Internet, a cell phone, a personal digital assistant (PDA), or a wireless handheld device).
- b. Substantially interferes with work, opportunities, and benefits of one or more employees, sometimes through actual sabotaging of work.

- c. Adversely affects an employee's ability to function at work by placing the employee in reasonable fear of physical harm or by causing emotional distress. Because bystander support can encourage bullying, the City also prohibits both active and passive support for acts of bullying. Employees should either walk away from these acts when they see them or attempt to stop them. In either case, employees should report incidents to a Supervisor, management, or a member of the City's City Hall Department. Reprisal or retaliation against any person who reports an act of bullying is prohibited. Employees who engage in bullying will be subject to appropriate discipline, up to and including termination.

5.4 Reporting Discrimination, Harassment, Retaliation, and Bullying

Everyone at the City can help assure that our workplace is free from prohibited discrimination, harassment, and retaliation by avoiding any behavior or conduct that could reasonably be interpreted as prohibited discrimination, harassment, or retaliation. No employee, not even the highest ranking employee in the City, is exempt from the requirements of this policy. In addition, the City will not tolerate elected officials, customers, clients, and/or outside vendors harassing any employee. Such conduct should be immediately reported to your Supervisor or the City Hall Department. This reporting may take place irrespective of the chain of command or the organizational structure. If you find conduct in the workplace to be unwelcome or offensive, you are expected to immediately inform the person engaging in the conduct in a clear and unambiguous manner that the conduct is unwelcome or offensive and that you want the conduct to stop. In addition, even if the person ceases the offensive conduct, you should immediately report the behavior to your Supervisor or the City Hall Department. Every reported complaint of violations of this policy will be investigated thoroughly, timely, and—to the extent possible—confidentially. While the investigation proceeds, the City may put reasonable interim measures in place, including but not limited to, a leave of absence, change of shift, or transfer. The failure or refusal of any employee to cooperate in a City investigation of alleged wrongful conduct may subject the employee to disciplinary action, up to and including termination. Once reports of alleged violations of this policy are thoroughly investigated, the City will take appropriate action. The City may conclude that a violation has occurred. The City also might conclude, depending on the circumstances, either that no violation of policy occurred or that the City shall not conclude whether a violation occurred. If the City determines that this policy has been violated or that other inappropriate conduct has occurred, effective remedial action will be taken appropriate to the totality of the circumstances, including disciplinary action, up to and including termination. The City may discipline an employee for any inappropriate conduct discovered while investigating reports or alleged violations of this policy, even if the conduct does not amount to a violation of the law or even a violation of this policy. If the person who engaged in the unwelcome or offensive

conduct is not employed by the City, the City will take whatever corrective action is reasonable and appropriate under the circumstances. Following the conclusion of the City's investigation, a City representative will advise the principal parties concerned of the results of the investigation separately. In addition to notifying the City about harassment, discrimination, or retaliation, employees also may file an administrative complaint with the United States Equal Employment Opportunity Commission (EEOC) and/or the California Department of Fair Employment and Housing (DFEH). These agencies will independently investigate and prosecute complaints of discrimination, harassment, or retaliation in employment. The deadline for filing an administrative complaint with the DFEH is one year from the date of the alleged unlawful conduct. The nearest office of the EEOC or DFEH is listed in the telephone book and on the internet.

CHAPTER 6: ACCOMMODATION OF DISABILITIES, PREGNANCY, AND LACTATION

6.1 Accommodation of Disabilities

The City is committed to making every reasonable effort to accommodate an employee's temporary or permanent disability. Provided that, with reasonable accommodation they can perform their essential job duties, disabled employees will be given every opportunity to continue working in their current position or in another available position. Note, however, that the City will not displace other employees or create new positions to accommodate an employee's disability. If you are or become disabled, whether on a temporary or permanent basis, you must notify your Supervisor or a manager so that the City can engage you and your healthcare provider in an interactive process to determine which accommodations (if any) are reasonable and feasible. The City will request that your treating medical provider verify any and all limitations you may have, and that, with accommodation, you are medically cleared to perform your essential job duties. The City will not inquire into any employee's medical diagnosis, and asks that you instruct your physician to only communicate information necessary to determine that you can perform essential job duties and what accommodations may be both reasonable and possible.

6.2 Pregnancy and Lactation Accommodation

Besides pregnancy disability leave, discussed in the leave section of this manual, the City will make every effort to reasonably accommodate the limitations of pregnant employees who continue to work during pregnancy. Pregnant employees are strongly encouraged to consult their physicians to determine what, if any, workplace accommodations may be necessary during pregnancy and to promptly notify the City of the need for such accommodation. The City is committed to providing pregnant employees with a safe and welcoming workplace environment, free from discrimination based on pregnancy status. In addition, new-mother

employees who are lactating are permitted as many breaks as needed to express breast milk during lactation and will be provided with private facilities to do so. Whenever possible, breast milk expression should take place during an employee's normally scheduled break periods.

Mike and Wanda's

This is an historic hotel, saloon and restaurant that offers the western charm most commonly associated with Pioneer towns. While the building appears to be structurally sound and some interior remodeling has been done in parts of the building, the level of patronage that appears to occur in the building now is probably insufficient to generate adequate revenue to complete a full restoration of the building. This space could offer a boutique hotel, restaurant and tavern with all the western charm that visitors traveling through the west are looking for. This building offers great potential for the right buyer who has significant resources and a willingness to help build up the reputation of the facility to Lava Bed visitors, birders and other travelers. Incentive programs such as EB-5 and Opportunity zones funds could provide the capital to an investor willing to get in on the ground floor of the Tulalake Renaissance.



Clyde Hotel

The Clyde Hotel is brick building that is falling down due to the bricks needing reinforcement. The walls are leaning on the adjacent building as well as towards the public street to the east. This building is beyond saving and poses an imminent threat to public safety, should it collapse while anyone is near it. The City should notify the owner that due to the seismic area in which Tulalake is located and the fact that this building poses an immediate public safety threat that this building must be remediated or removed.



Should the owner not wish to correct this problem in a timely manner, then condemnation proceedings should commence and the City should assume ownership and remove this building using state and federal hazardous waste mitigation funds to clear this lot. The owner may wish to voluntarily convey the building to the City subject to the city securing the needed mitigation funds and transfer the cleaned-up property to the City in exchange for taking this hazard off of his hands. This is most urgent public safety issue on the Main Street corridor.

Marcha Theater

This historic theater was last used as a “junk store” and the previous owner simply walked away and left all the inventory in the building. The current owners are in the process of cleaning this up and have a tremendous amount of material to remove, which could take several years. The Theater structure has character and some of the classic features of the theaters of the period (1930-1950). While the condition of the structure does not appear to be beyond saving, it would be a major undertaking to bring this Theater back to its former use.

The cost for renovation to bring this theater back would in all likelihood require a community effort, as a private investor could not recover their investment from restoring the building for the purposes of a Theater. If the community was interested in making this Theater part of the community’s assets and the current owners were willing to sell this building to a nonprofit organization, the nonprofit could raise the funds to restore this as a theater. Similar efforts have and are taking place in cities all over the west with some success. These theaters generally are used for community events, to second run movies, natural history lectures and other public functions. Most of these theaters are owned and operated by nonprofit organizations and not public entities.



Senor Tequila- Family owned Mexican Restaurant

Currently the owner of the restaurant is a second-generation operator who is using half of the original restaurant and bar. The restaurant is in operation and has a good following from the local community. The owners, being a young family do not have the money to open up the other side of the business, which will require a minimum of \$30,000-\$50,000 to fix the roof, repair the



ADAM LABORATORIES, INC.

3807 PASADENA AVENUE, SUITE 190

SACRAMENTO, CA 95821

PHONE: (916) 979-9250

FAX: (916) 979-9251

Asbestos Report

Date: January 18, 2017

Client: Sharad Govindji

Site: Clyde Hotel
Main Street
Tulelake, CA

On January 16, 2017, a survey was conducted consisting of a site inspection, sample collection, lab analyses, and this written summary. The inspection area is an unoccupied commercial suite currently planned for demolition. Therefore, building materials such as sheetrock system, floor covering, exterior walls and roofing will be impacted during the planned demolition in specific to isolated areas of the structure. An assessment of the said materials throughout the renovation areas of impact was made and samples were collected of said areas of impact per the contractor's scope of work. This asbestos survey was conducted to confirm whether or not asbestos is identified in all suspect building material.

Results indicate that Asbestos was identified at the site above. The identified asbestos containing material must be properly removed prior to any renovation and/or demolition that may disturb asbestos containing material. The information provided in this report can be used to obtain accurate bids from abatement contractors.

The above site address falls under the jurisdiction and is subject to the requirements of the local Air Quality Management District. The building material sample collection was conducted by a State OSHA Certified "Site Surveillance Technician" and/or "Asbestos Consultant" under Adam Laboratories Inc. (in accordance with Rule 902 Section 401.3). The location of asbestos containing material, quantity, percent, friability, type of asbestos, and date sampled can be found on the attached analytical lab report.

The below table lists identified asbestos containing material with concentrations of asbestos greater than one percent. The building material tested is hereafter quantified and categorized according to the present physical conditions, physical characteristic properties, and potential ability to be rendered airborne otherwise known as friability. Friable asbestos containing material is the more hazardous than non-friable asbestos and can be rendered airborne by hand pressure. It is Adam Laboratories Inc. understanding, according to the local AQMD, the abbreviation RACM is used to classify friable and/or the "potential" to become friable and is therefore categorized as Regulated Asbestos Containing Material (RACM).

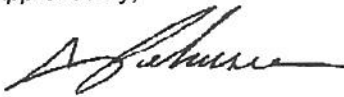
Sample Number	Suspect Material	Asbestos Content % (PLM/PC)	EPA Category	Total Quantity Sq./Ln/Cu. Feet
4 & 6	Vinyl floor tile	1-10% PLM	CAT I	Approx. 6000 sq ft
5	Black mastic	1% PLM	CAT II	Approx 6000 sq ft
14 & 16	Roof tar & felt	1-5% PLM	CAT I	Approx 6000 sq ft

All floor covering and roof material throughout building shall be treated as asbestos containing material. Because of the unsafe condition of the building to enter, all areas floor covering that was not accessible and not tested shall be classified as asbestos containing material throughout the building.

Employed asbestos abatement must be performed in accord with State OSHA, and Federal Regulations (CCR & CFR) by a Licensed Asbestos Abatement Contractor certified by the State of California Division of Occupational Safety and Health (DOSH). Containment and disposal of ACM must be in accordance with Local EPA (Air Quality Management District).

An Asbestos Abatement Plan can be provided by request, if so please contact us at the number provided in the letterhead.

Approved by,



Adam Jahnsen, Certified Asbestos Consultant (DOSH #00-2813)

Any building materials not mentioned in this report should be assumed as ACM until proven otherwise through proper sampling and analysis. This includes other areas that are not mentioned with similar materials. Upon discovery of unmentioned material, work must cease until further sampling is conducted.

This document is filed under lab identification number ABR-129306



ADAM LABORATORIES INC.

3807 Pasadena Ave. Ste., 190
Sacramento, CA 95821
Fax: (916) 979-9251
Phone: (916) 979-9250

Lab #: AB-129306

Date Sampled: 1/16/2017

Date Analyzed: 1/17/2017

Sampled By: Adam Jahnsen

Analyzed By: Adam Jahnsen

ASSESSMENT AND ANALYSIS OF BULK ASBESTOS BY POLARIZED LIGHT MICROSCOPY (PLM) EPA 600/M4 METHOD

CLIENT: Sharad Govindji

SITE: Clyde Hotel
Main Street
Tulalake, CA

CLAIM# n/a

No.	LAYERS	AREA FT ²	LOCATION	DESCRIPTION	I.D.	RACM	RESULT
1	2	*	exterior South wall at entry	stucco	Non Fibrouse		NAD
2	2	*	exterior North wall	stucco	Non Fibrouse		NAD
3	2	*	exterior NW corner wall	stucco	Non Fibrouse		NAD
4	1	6000	center area of hall floor-brown	vinyl floor tile	Chrysotile - 10%		Non-friable Asbestos
5	1	6000	center area of hall floor	black mastic	Chrysotile - 1%		Non-friable Asbestos
6	1	6000	kitchen floor at center-lan	vinyl floor tile	Chrysotile - 1%		Non-friable Asbestos
7	1	*	kitchen floor at center	brown mastic	Cellulose Fibers		NAD
8	2	*	kitchen ceiling	plaster finish coat	Cellulose Fibers		NAD
9	1	*	kitchen ceiling	plaster base coat	Cellulose Fibers		NAD
10	2	*	kitchen center room West wall	plaster finish coat	Cellulose Fibers		NAD
11	1	*	kitchen center room West wall	plaster base coat	Cellulose Fibers		NAD
12	2	*	kitchen center room South wall	plaster finish coat	Cellulose Fibers		NAD
13	2	*	kitchen center room South wall	plaster base coat	Cellulose Fibers		NAD
14	2	6000	roof NW area top layers	siler w/tar	Chrysotile - 5%		Non-friable Asbestos
15	2	*	roof NW area top layers	asphalt - rollout	Glass and Cellulose Fibers		NAD
16	2	6000	roof NW area bottom layers	felt w/tar	Chrysotile - 1%		Non-friable Asbestos

LEGEND

NAD = Non Asbestos Detected. DL = detection limit: <1% asbestos (trace). I.D. = fiber identification and/or asbestos type - percent.

Friable Asbestos = NESHAP RACM (Regulated Asbestos Containing Material): can be crumbled, pulverized or reduced to powder by hand pressure.

Non-friable Asbestos = NESHAP Category I material (resilient floor covering, vinyl floor tile, asphalt roofing products, packings and gaskets that cannot be rendered airborne by hand pressure) and/or NESHAP Category II material (all other non-friable asbestos containing material). Note that because of age or treatment, Category I and Category II materials, can be, and/or have the potential to become RACM.

RACM = NESHAP Regulated Asbestos Containing Material is all Friable ACM (>1% asbestos), including some conditions of Non-friable Category I & II ACM.

NESHAP = US EPA National Emissions Standards for Hazardous Air Pollutants

APPROVED BY:

Adam Jahnsen, Lab Director
Certified Asbestos Consultant
CAL/OSHA: 00-2813

Analytical results represent the analysis of samples collected by ADAM Laboratories INC. This report is generated at the request and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies will not be released to a third party without written request from the client. Sample(s) will be retained for a period of twelve months for possible future analytical verification, after which, the sample(s) will be disposed of according to all state and federal guidelines. ADAM Laboratories Inc. is a participant in the BAPAT (Bulk Asbestos Proficiency Analytical Testing) quality assurance program by AIHA (American Industrial Hygiene Association).

Search

Tulelake city, CA | 2019 Population Estimates

978

Source: Vintage 2019 Population Estimates [<https://www.census.gov/programs-surveys/popest.html>]

2019 Population Estimates

978

Source: Vintage 2019 Population Estimates [<https://www.census.gov/programs-surveys/popest.html?intcmp=serp>]

Median Household Income

\$ 27,750

Source: 2014-2018 American Community Survey 5-Year Estimates [<https://www.census.gov/programs-surveys/acs/?intcmp=serp>]

Persons in poverty, percent

46.5 %

Source: 2014-2018 American Community Survey 5-Year Estimates [<https://www.census.gov/programs-surveys/acs/?intcmp=serp>]

Educational Attainment: Percent high school graduate or higher

49.9 %

Source: 2014-2018 American Community Survey 5-Year Estimates [<https://www.census.gov/programs-surveys/acs/?intcmp=serp>]

Persons without health insurance, percent

16.5 %

Source: 2014-2018 American Community Survey 5-Year Estimates [<https://www.census.gov/programs-surveys/acs/?intcmp=serp>]

Median Housing Value

\$ 81,600

Source: 2014-2018 American Community Survey 5-Year Estimates [<https://www.census.gov/programs-surveys/acs/?intcmp=serp>]

Total Housing Units

475

Source: 2014-2018 American Community Survey 5-Year Estimates [<https://www.census.gov/programs-surveys/acs/?intcmp=serp>]

Male Median Income

\$ 25,139

Source: 2014-2018 American Community Survey 5-Year Estimates [<https://www.census.gov/programs-surveys/acs/?intcmp=serp>]

Female Median Income

\$ 13,417

Source: 2014-2018 American Community Survey 5-Year Estimates [<https://www.census.gov/programs-surveys/acs/?intcmp=serp>]

Veterans

28

Source: 2014-2018 American Community Survey 5-Year Estimates [<https://www.census.gov/programs-surveys/acs/?intcmp=serp>]

Percent of households with a broadband Internet subscription

39.4 %

Source: 2014-2018 American Community Survey 5-Year Estimates [<https://www.census.gov/programs-surveys/acs/?intcmp=serp>]

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

UEI 0049526770000

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

10/28/2020

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Tulelake

* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000444

* c. Organizational DUNS:

0049526770000

d. Address:

* Street1:

PO Box 847, 591 Main Street

Street2:

* City:

Tulelake

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

96134-0847

e. Organizational Unit:

Department Name:

City Hall

Division Name:

City Administration

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Jenny

Middle Name:

* Last Name:

Coelho

Suffix:

Title:

City Hall Administrator

Organizational Affiliation:

* Telephone Number:

530-667-5522

Fax Number:

530-667-5351

* Email:

cityoftulelake@cot.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-05

* Title:

FY21 GUIDELINES FOR BROWNFIELD MULTIPURPOSE (MP) GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1241-Areas Affected by Project.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Demolition and Clean-up of Clyde Hotel Building

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="800,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="840,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: